

FOR LEASE

1,950 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



#113, 190 Carleton Drive, St. Albert, AB

RARE SMALL INDUSTRIAL BAY WITH YARD

Property Highlights

- Rear portion of the bay for lease
- Utilities included in rent
- Secured concrete compound
- Located in Campbell Industrial Park
- Minutes from the Anthony Henday and right off of Campbell road
- Floor drain
- Well-appointed office space
- Radiant heat



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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Property Information

Municipal Address: #113, 190 Carleton Drive, St. Albert, AB

Legal Address: Condominium Plan 1324438; Unit 13

Size: 1,950 Sq. Ft. (+/-)

Zoning: BP2 (Business Park 2)

Power: 225 Amp 120/208 Volt 3 Phase 4 wire

Parking: ample surface parking

Ceiling Height: 24'

Loading: (1) 14'x16' Grade (powered)

Possession: Immediate/negotiable

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Lease Rate: \$3,200.00/Month (Gross)

Contact

Richard Lizotte

President/Broker

Cell: 780.292.1871

Direct: 780.784.5360

richard@lizotterealestate.com

Lee Berger

Associate Broker

Cell: 587.983.6654

Direct: 780.784.5363

lee@lizotterealestate.com

